

RENTON PLANNING COMMISSION  
Meeting Minutes

July 7, 2010  
6:00 p.m.

Renton City Hall  
Council Chambers

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Planning Commissioners Present: Michael Chen, Michael Drollinger, Ray Giometti, Michael O'Halloran, Nancy Osborn, Kevin Poole, Ed Prince

Planning Commissioner Absent: Gwendolyn High

City Staff Present: Chip Vincent, Planning Director; Vanessa Dolbee, (Acting) Senior Planner; Angie Mathias, Associate Planner; Rocale Timmons, Associate Planner; Kris Sorensen, Assistant Planner; Judith Subia, Administrative Secretary

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1. CALL TO ORDER: Commission Chair Giometti called the meeting to order at 6:00 p.m.
2. ROLL CALL: Commissioner Drollinger called roll. Commissioner High arrived at.
3. CORRESPONDENCE RECEIVED: None
4. AUDIENCE COMMENTS: None
5. COMMISSIONER COMMENTS: None
6. DIRECTOR'S REPORT:
  - Chip gave an update on the SMP. The Planning & Development Committee has had several meetings and opened the last meeting to public comment. They are trying to work through the issues and are scheduled for a final meeting tomorrow.
  - The Mayor has recommended the appointment for Martin Regge to fill the Commission's vacant position. The recommendation has been referred to the Community Services Committee.
  - Staff is working with King County for ideas and alternatives for planning and service area issues within the PAAs.
7. DEVELOPMENT REGULATIONS (TITLE IV) AMENDMENTS DOCKET BRIEFINGS:  
MOVED BY PRINCE, SECONDED BY O'HALLORAN to open the public hearing.

**#D-09: Temporary Homeless Encampment Provisions**

Kris presented this docket item. Staff recommends establishing definitions and standards in Title IV. Following the Planning Commission's briefing, Staff further recommends limiting the location of encampments to properties of religious organizations and not to propose an age restriction.

RENTON. AHEAD OF THE CURVE.

City of  
**Renton**  
Community & Economic Development



**#D-37: Temporary Use Permits**

Kris presented this docket item. Staff recommends clarifying the uses that need a temporary use permit and those that do not.

**#D-38: Planned Urban Development (PUD) Regulations**

Vanessa presented this docket item. Staff recommends amending the Residential Open Space Requirements and to amend the Planned Urban Development regulations.

*Audience Comment*

Courtney Kaylor, McCullough Hill, 701 5<sup>th</sup> Ave, Ste 7220, Seattle: Ms. Kaylor represents the applicant, Robert McCormick. She distributed correspondence to the Commission and requested approval of the staff recommendation.

**#D-39: Design District Overlay Guideline Clean Up**

Angie presented this docket item. Staff recommends shifting some guidelines to standards, ensuring guidelines function as guidelines, and placing the RMF zone in Design District B.

*Audience Comment*

David Halinen, Halinen Law Offices, 1019 Regents Blvd, Ste 202, Fircrest: Mr. Halinen represents AnMarco. He commented on the proposed code amendments relating to natural light and sun exposure, roof enclosure, parking, views, and access.

**#D-40: RM, CN, and R-14 Zones Review**

Angie presented this docket item. Staff recommends increasing the types of uses allowed in the RM, CN, and R-14 zones, consolidating CN and R-14 into one zone "Neighborhood Commercial Residential," and allowing a bonus density in the RMF. Following the Commission's briefing, Staff has amended the recommendation to remove the allowed uses and zone consolidation so that this item can be studied further. Staff recommends allowing a bonus density in the RMF zone of up to 5 additional units. This is based on a provision of affordable housing and using Built Green standards.

**#D-41: Office in the IL**

Vanessa presented this docket item. Staff recommends amending IL Development Standards, denial of the proposed changes to the Purpose statement for the IL zone as proposed by the applicant, and elimination of the requested changes to the Landscape subsection of RMC 4-2-130A.

*Audience Comment*

David Halinen, Halinen Law Offices, 1019 Regents Blvd, Ste 202, Fircrest: Mr. Halinen, representing the applicant, concurs with the staff recommendation except for the denial of the request for the change to the Purpose statement.

**#D-42: Mobile Home Setbacks**

Vanessa presented this docket item. Staff recommends amending Title IV to reflect an Administrative Determination from February 27, 1970 that addresses setbacks in existing Mobile/Manufactured Home Parks.

**#D-43: Height**

Vanessa presented this docket item. Staff recommends amending the Building Height and Grade Plane definitions and images.

**#D-45: Mental Illness Drug Dependency (MIDD)**

Rocale presented this docket item. Staff recommends approval of this request that provides provisions which anticipate Crisis Diversion (CDF) and a Crisis Diversion Interim Service Facilities (CDIS) being placed within the City.

**#D-46: Administrative Code Interpretations**

Kris presented this docket item. Staff recommends updating Title IV with the Administrative Code Interpretations that became effective in 2009.

**#D-48: Comprehensive Plan Amendments Timeline**

Kris presented this docket item. Staff recommends approving the changes to Title IV to shift the timeline for the review and approval of the Comprehensive Plan Amendments.

MOVED BY O'HALLORAN, SECONDED BY PRINCE to close the public hearing.

**8. CITY CENTER COMMUNITY PLAN DISCUSSION:**

Angie shared the results from the City Center Community Plan online survey. Over 160 people participated and 70% live and/or work within the City Center. A majority strongly agreed with the eight findings and over 70% feel that the key issues were identified. A sample of responses of issues not identified include: "run trolley through South Renton neighborhood, cross Grady, connect the Park and Ride" and "more neighborhood commercial opportunities should be encouraged, they help non-drivers."

Eight goals were listed and the majority feels that they are very or somewhat important. 92% feel that the City Center would improve if the goals are accomplished. Comments received on the sub-goals include: "these goals are excellent and would greatly improve quality of life" and "security is priority number one." Four Vision statements were proposed. Almost 50% really like or like "Renton's City Center: To Live, To Work, To Enjoy." Other ideas for the Vision statement included: "City Center: Bringing Us Together" and "Connecting Opportunities."

Final comments included: "Parts of North Renton could be redeveloped to eliminate crime and substandard housing," "We really like the idea of changing Wells and Williams to 2 way; and N 3<sup>rd</sup> and 4<sup>th</sup> as well, when possible," and "Let's get started!"

Chip distributed the Executive Summary and the Commission was encouraged to comment on the Plan.

**9. COMMISSIONER COMMENTS:** Chip asked the Commission for additional meetings in August and September. Staff will email a proposed calendar to the Commission for comment.

The next Commission meeting will be on July 21, 2010.

**10. ADJOURNMENT:** The meeting adjourned at 7:55 p.m.

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Ray Giometti

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Michael D. Dwyer, Secretary

Signed copy available  
from City Clerk's Office.